

PT

Telford, Paul

Inbox - Exchange 31 January 2023 at 08:01

RE: 5702 Mr J. Korwin-Granford - Land at Green Close, Seascale - Pre-Planning Enquiry Ref: PAA/22/0133

[Details](#)

To: Michael Podmore, Cc: James Korwin-Granford

Morning Michael

Thanks for email and attachments in support of the proposed site at Seascale, in principle we as the LLFA and LHA have no objections to the proposed.

Although we have no objection in principle we would like to remind the applicant that they or the future title deed holder are the riparian owner under the LDA 1991 and they have the duty to maintain the culvert within the plot boundary so should be wary of what is planted above or near it due to future root ingress etc.

We would also advise that a manhole and access chamber should be installed where the surface water from the site will connect into the culvert as this will be useful for future access.

It is proposed to have new trees planted at the vehicle access to this site consideration needs to be taken to the location of these trees as lack of maintenance could result in visibility being impaired.

Regards

Paul Telford

**Development Management Officer | Flood & Development Management
Economy & Environment | Cumbria County Council |
Parkhouse Building | Baron Way | Carlisle | CA6 4SJ**

m : 07901515964

e : www.cumbria.gov.uk

Please be aware that I work flexible hours, so whilst this is a convenient time for me to send this email to you – I do not expect a response from you outside your normal working hours.